

Legal Description

Exhibit "A"

Parcel IRP-16

1 In the City of Tustin, County of Orange, State of California, being those portions of Lots
2 69 and 76 of Block 46 of Irvine's Subdivision as shown on the map filed in Book 1, Page
3 88 of Miscellaneous Record Maps, and as shown on a map filed in Book 165, Pages 31
4 through 39 inclusive of Records of Survey, all of the records of said County, described as
5 follows:

6
7 For the purpose of this description the following Control Lines are hereby established:

9 Control Line "A"

10 Beginning at the intersection of the centerline of Red Hill Avenue with the centerline of
11 Valencia Avenue as shown on said Record of Survey, the centerline of Red Hill Avenue
12 having a bearing of North 40°37'39" East between Valencia Avenue and Warner Avenue;
13 thence South 49°20'07" East 106.23 feet to the beginning of a curve concave southwesterly
14 having a radius of 1400.04 feet; thence southeasterly along said curve 134.49 feet through a
15 central angle of 5°30'14"; thence South 43°49'53" East 101.77 feet to the beginning of a
16 curve concave northeasterly having a radius of 1400.04 feet; thence southeasterly along
17 said curve 134.40 feet through a central angle of 05°30'01"; thence South 49°19'54" East
18 586.96 feet to the beginning of a curve concave northeasterly having a radius of 1400.04
19 feet; thence southeasterly and easterly along said curve 733.69 feet through a central angle
20 of 30°01'33"; thence South 79°21'27" East 309.99 feet to a point hereinafter to be referred
21 to as Point "A"; thence continuing South 79°21'27" East 1047.64 feet to the beginning of
22 a curve concave southwesterly having a radius of 1400.04 feet; thence easterly and
23 southeasterly along said curve 733.34 feet through a central angle of 30°00'42"; thence
24 South 49°20'45" East 1500.61 feet to the terminus of the herein described Control
25 Line "A".
26

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Beginning at the most northerly terminus of Parcel I-H-3 as described in a document recorded May14, 2002 as Instrument No. 20020404598 of Official Records of said County, said point being on a curve concave southwesterly, lying 46 feet northeasterly of said Control Line "A" and being described as "a radius of 1446.04 feet, length of 197.79 feet and a central angle of 7°50'13", a radial line to said point bears North 32°49'02" East"; thence northwesterly and along said concentric curve 207.96 feet through a central angle of 8°14'24"; thence leaving said concentric curve on a radial line North 24°34'38" East 312.20 feet to the **True Point of Beginning**; thence North 2°37'41" East 309.90 feet; thence North 56°16'38" West 114.65 feet; thence North 83°50'08" West 148.04 feet; thence South 2°56'49" East 400.34 feet; thence North 87°03'11" East 208.02 feet to the **True Point of Beginning**

Containing 83,672 square feet or 1.92 acres, more or less.

As shown on Exhibit "B" attached hereto and by this reference made a part hereof.

Prepared under my supervision

Peter J. Fitzpatrick

Peter J. Fitzpatrick P.L.S. 6777

Expires 9/30/2004

8/13/02

Date

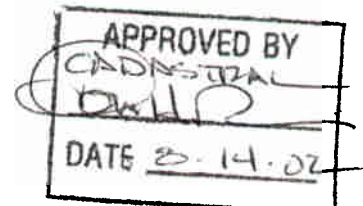
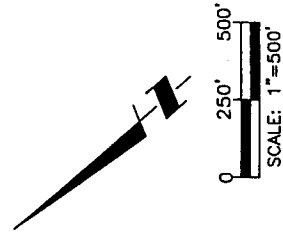


EXHIBIT B



APPROVED BY
[Signature]
DATE 8/14/02



EDINGER AVE.

CONTROL LINE 'A'

S49°20'45"E 1500.61'

R=1400.04
L=733.34
Δ=30°00'42"

SUBDIVISION

1/88

185/31-38

IRVINE'S

M.R.M.

R.S.B.

POINT "A"

S59°21'27"E 1047.64'

S49°20'45"E 1500.61'

667.92'
N40°38'02"E

Δ=36°05'52"
R=251.01'
L=157.51'

CONTROL LINE 'D'

742.07'
N04°32'10"E

Δ=11°06'21"
R=600.02'
L=116.30'

N15°38'31"E
159.80'

309.99'

R=1400.04
L=733.34
Δ=30°01'33"

586.96'
S49°19'54"E

RED HILL

S40°38'29"W
862.02'

VALENCIA AVE.

AVE.

N40°37'39"E

WARNER AVE.

SANTA FE DR.

Bearing Table		
No.	Bearing	Distance
L1	S49°20'07"E	106.23'
L2	S43°49'53"E	101.77'

Curve Table		
No.	Radius	Delta
C1	1400.04'	05°30'14"
C2	1400.04'	05°30'01"

DESCRIPTION: PARCEL IRP-18

MCAS-TUSTIN

SHEET 1 OF 2

PSOMAS

3187 Red Hill Avenue
Suite 250
Culver City, CA 90230
(714) 761-7373 Fax (714) 546-8883

SCALE 1" = 500'

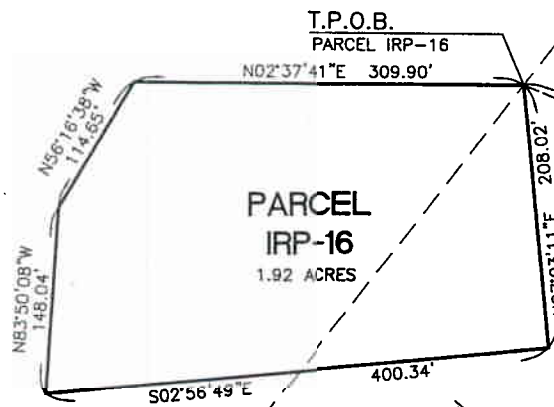
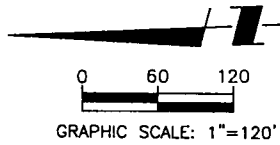
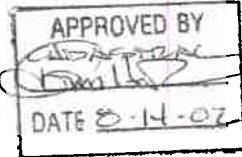
DRAFTED CN

CHECKED P.J.F.

DATE AUGUST 12, 2002

JOB NUMBER 2NAV050100

EXHIBIT B



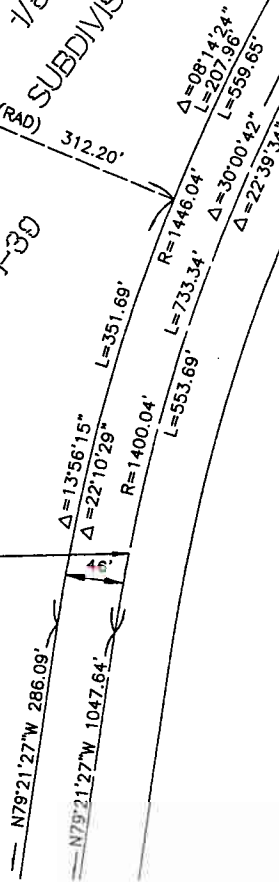
MR.M.
IRVINE'S

R.S.B. 165/31-30

CONTROL LINE 'A'

PARCEL I-H-3
INST. No. 20020404598, O.R.
P.O.B.
N'LY TERMINUS
OF I-H-3
N32°49'02"E (RAD)

1/88
SUBDIVISION



DESCRIPTION: PARCEL IRP-16

SHEET 2 OF 2

SCALE 1"=120'

MCAS-TUSTIN

PSOMAS

3187 Red Hill Avenue
Suite 250
Costa Mesa, CA 92626
(714) 751-7373 Fax (714) 545-8883

DRAFTED CN

CHECKED P.J.F

DATE AUGUST 13, 2002

JCB

NUMBER 2NAV050100